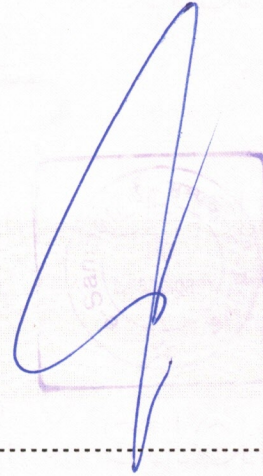
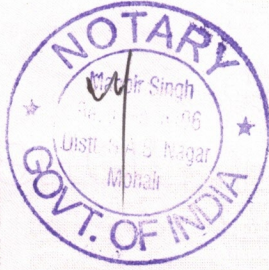




सत्यमेव जयते

INDIA NON JUDICIAL Chandigarh Administration e-Stamp

Certificate No. : IN-CH23868026302603S
Certificate Issued Date : 24-Jul-2020 02:30 PM
Certificate Issued By : chmukumau
Account Reference : IMPACC (GV)/ chimp07/ E-SMP HIGH COURT/ CH-CH
Unique Doc. Reference : SUBIN-CHCHIMPSP0747681983929900S
Purchased by : GURPREET SINGH
Description of Document : Article 4 Affidavit
Property Description : Not Applicable
Consideration Price (Rs.) : 0
(Zero)
First Party : OMEGA INFRA ESTATES PVT LTD
Second Party : Not Applicable
Stamp Duty Paid By : OMEGA INFRA ESTATES PVT LTD
Stamp Duty Amount(Rs.) : 100
(One Hundred only)



.....Please write or type below this line.....

For Omega Infra Estates Pvt. Ltd.

Mang. Director

Arif Singh
Gurpreet Singh
Jahar Singh
Purshinder Singh
Jaswant Kaur

LB 0008399974

Statutory Alert:

1. The authenticity of this Stamp Certificate should be verified at "www.shcilestamp.com". Any discrepancy in the details on this Certificate and as available on the website renders it invalid.
2. The onus of checking the legitimacy is on the users of the certificate.
3. In case of any discrepancy please inform the Competent Authority.

AGREEMENT BETWEEN LAND OWNER AND PROMOTER/DEVELOPER OF THE PROJECT

This agreement is made and entered at Kharar on 20-10-2020 by and between:-

Whereas, , Ajit Singh S/O Amar Singh, Jaswant Kaur W/O Late Hazoora Singh, Gurinderjit Singh & Jagjit Singh S/O Ajit Singh, Jatinder Singh & Pushpinder Singh S/O Hazoora Singh R/O Kharar, owner of the land measuring 3 Bigga 3 Biswa out of Khasra no 702(4-13) in village Khanpur, Kharar (hereinafter referred to as First party).

And Whereas M/s. Amrit Pal Singh Managing Director Of OMEGA INFRA ESTATES PVT LTD with its registered office at 154-B, Sunny Enclave, Kharar Distt Mohali(Pb) is the promoter of the project- "OMEGA EMPIRE" situated at Kharar-Morinda Road, Khanpur, Kharar, Distt Mohali (Pb)

(hereinafter referred to as Second party).

Land owner and Promoter shall collectively be referred to as the "Parties" and individually be referred as "Party" where the context permits.

Whereas the First Party has entered into irrevocable Letter of consent dated 06-2020 with the Second Party for a land measuring 3 Bigga 3 Biswa out of Khasra no 702 (4-13) Whereas the First party has not yet executed legal title deeds IN FAVOUR OF THE Second Party for the said land but has entered into agreement to sell to 2nd party the said land against the above mentioned Letter of Consent dated 06-07-2020.

Whereas the First party has entered into agreement to sell IN FAVOUR OF THE Second Party for the said land and executed Letter of Consent dated 06-07-2020 for said land.

NOW THEREFORE, in consideration of the promises, mutual covenants and agreements contained herein both the Parties agree as follows:

NOW THEREFORE, in consideration of the promises, mutual covenants and agreements contained herein both the Parties agree as follows:

1. The Second Party had already paid an amount of Rs. 8,00,000/- (Eight Lacs Only) towards an initial consideration of project land under consent and agrees to pay the balance amount in instalments over a period of One years.
2. The First Party grants rights to Second Party to develop the colony as per approved layout plan, develop/construct plots/apartments and the Second Party would obtain all project approvals and develop/construct plots/apartments.

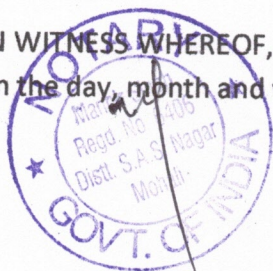
Ajit Singh
Gurinderjit Singh
Jatinder Singh

Pushpinder Singh
Jaswant Kaur
yslangur

For Omega Infra Estates Pvt. Ltd.
[Signature]
Mang. Director

3. In supersession of clause no. (8) of Letter of Consent dated 06-07-2020, the First Party grants selling/marketing rights to the Second Party for plots/apartments and the Second Party would undertake selling/marketing of the plots/apartments in the approved project in compliance with RERA provisions.
4. The second party on payment of due consideration of the land shall execute land title deed or execute GPA in its favour within One year.
5. In terms of clauses (15) of the consent letter dated 06-07-2020. the First Party has agreed with the Second Party to indemnify the purchaser of plot/apartment for any loss/damage caused by him on account of any dispute between the First and Second party to the consent.
6. The Second Party agrees to execute a Land Title deeds /GPA in its name after payment of balance consideration to the First Party within One year period or may enter into JDA..

IN WITNESS WHEREOF, the parties have executed this Agreement in the presence of witnesses on the day, month and year first above mentioned.



Witness 1

Gurbhag Singh
Gurbhag Singh

17 A Gulmohar Complex
Kharar

Witness 2

Gurpreet Singh
Gurpreet Singh

374 W.N.-2 Mundi Kharar

First Parties
Anil Singh
Gurdeep Singh
Jahar Singh
Pushpinder Singh
Jaswant Kaur
Jaspreet Singh

For Omega Infra Estates Pvt. Ltd.

Mang. Director Second Party

Read Over & Admitted to be Correct

Declare Before me
ATTESTED
MANBIR SINGH
NOTARY
Distt. S.A.S. Nagar (Mohali)
Date 16/10/2020